

REPORT

DATE: July 12, 2007

TO: Regional Council

FROM: Hasan Ikhata, Director, Planning and Policy Department, 213-236-1944,
Ikhata@scag.ca.gov

SUBJECT: Public Hearing regarding Approval of Final Regional Housing Needs Assessment (RHNA)

EXECUTIVE DIRECTOR'S APPROVAL:



RECOMMENDED ACTION:

Pending public testimony as part of a public hearing, adopt Resolution No. 07-489-01 approving the proposed Final Regional Housing Needs Assessment (RHNA).

BACKGROUND:

On February 1, 2007, the Draft Regional Housing Needs Assessment (RHNA) for the planning period of 2006 to 2014, Final Allocation Methodology and Existing Housing Needs Statement were approved and issued to every jurisdiction in the SCAG region. The Draft RHNA acknowledged a total future construction need of 707,219 units and identified existing housing needs in all 187 cities and 6 counties in the region for the planning period. The determination of regional housing need was consistent with the provisions of Senate Bill 12 (Lowenthal-D-Long Beach) (SB 12), codified into law on April 10, 2007, and the SCAG Integrated Growth Forecast for transportation planning. It was also within the range of future housing need assigned by the State Department of Housing and Urban Development (HCD) as the region's share of statewide housing need (HCD letter dated 11-30-06). The State HCD range was 687,000 to 733,000 housing units for the 2006 to 2014; housing need was also assigned by income group for each jurisdiction and was within the HCD ranges by income group. SCAG is required to maintain the regional total need throughout the RHNA process so that it is within the HCD range and is consistent with SCAG Integrated Growth forecast.

The RHNA Appeals Board concluded its Public Hearings and consideration of revisions and appeals, and finalized its written decisions regarding such revision requests and appeals on May 14, 2007, which led to the development of the proposed Final RHNA. There were 48 jurisdictions who filed a revision request and/ or an appeal request. Revisions proposed totaled 17,037 units and Appeals totaled 36,427 units in this area. The RHNA Appeals Board approved 7,851 units in revision requests which adjusted the total Regional Housing Need to 699,368 units.

The RHNA Appeals Board approved 4,736 Appealed units for the SCAG non-delegated areas. These units were reallocated proportionally throughout the area in accordance with existing state law, SB 12 and the approved RHNA Appeals Procedure adopted on 2/1/07. The Final RHNA reflects the required reallocation and input from the three delegated subregions.

Notice of this public hearing was given on June 8, 2007. In addition to being informed about the hearing, local jurisdictions were also informed that they could submit proposed Alternative Distributions (or "Trade and Transfer Requests") of their proposed final allocation to SCAG by July 5, 2007 for inclusion in the final

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RHNA subject to Regional Council approval.

The Community, Economic and Human Development (CEHD) Committee reviewed and recommended approval of the proposed Final RHNA at its meeting on June 7, 2007. This public hearing signals the end of SCAG's Fourth Cycle of the RHNA process to issue the Regional Housing Need Allocation Plan required by the State of California in order for local jurisdictions to prepare updated General Plan Housing Elements. The Proposed Final Regional Housing Need Allocation has been prepared in accordance with SB 12 and other applicable provisions of Government Code Section 65580 et seq., and maintains a total regional housing need, by income category, within the range approved by the State Department of Housing and Community Development on November 30, 2006.

In accordance with SB 12, the Regional Council must approve the proposed Final RHNA by way of resolution, which details how the final plan is consistent with the objectives of SB 12, is consistent with the pending update of the RTP, and takes into account the information provided by members jurisdictions and members of the public as part of the public workshop and delegation processes. The attached Resolution No. 07-489-01 fulfills the requirements of SB 12.

Finally, the following reflects the amended RHNA timeline for the Regional Council's information.

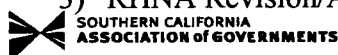
Amended RHNA Housing Need Allocation Plan Timeline May 2007- June 2008

May 14	End of the RHNA revision and appeals filing and hearing process. RHNA Appeals Board renders final decisions
Jun 7	Issuance of proposed Final Regional Housing Needs Allocation Plan based upon approval of CEHD committee as a result of the conclusion of the Revision and Appeals review process. This must occur within 45 days of the end of the appeals filing and hearing process, per state housing law.
Jun 8	SCAG notifies jurisdictions at least 30 days in advance of the public hearing for the final adoption of the final regional housing need allocation plan.
July 5	Trade and Transfer Request submission date.
July 12	SCAG holds a public hearing to adopt the final regional housing need allocation plan. This must occur within 45 days of issuance of the proposed final regional housing need allocation plan, per state housing law.
July 13	SCAG submits its final regional housing need allocation plan to HCD.
Sept 11, 2007	Deadline for final adoption of the regional housing need allocation plan by HCD.
Jun 30, 2008 (statutory)	Due date for jurisdictions in the SCAG Region to submit updated local Housing Elements to HCD.

Note: Timelines are per SB-12 SCAG Pilot Program and existing state law.

Attachments:

- 1) Resolution No. 07-489-01
- 2) Proposed Final RHNA Allocation Plan, including the Reallocation of Successfully Appealed Units (6/7/07)
- 3) RHNA Revision/Appeal Results (5/16/07)



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FISCAL IMPACT:

This action is part of the RHNA program and anticipated in the budget previously approved for the program.

Reviewed by:



Division Manager

Reviewed by:



Department Director

Reviewed by:

Chief Financial Officer



RHNA Revision/Appeal Results (5/16/07)

County	Revision Proposed	Appeal Proposed	Revision Approved	Appeal Approved
Imperial	0	0	0	0
Los Angeles	7,099	22,941	1,350	3,751
Orange	792	5,185	0	985
Riverside	0	4,982	0	0
San Bernardino	9,146	3,319	6,501	0
Ventura	0	0	0	0
SCAG	17,037	36,427	7,851	4,736

County	Subregion	Revision Proposed	Appeal Proposed	Revision Approved	Appeal Approved
Imperial	IVAG	0	0	0	0
Los Angeles	North LA	0	12,485	0	804
Los Angeles	LA City	0	0	0	0
Los Angeles	Arroyo Verdugo	0	0	0	0
Los Angeles	San Gabriel Valley Assoc.	5,357	7,891	1,223	1,254
Los Angeles	Westside Cities	0	0	0	0
Los Angeles	South Bay Cities Assoc.	30	30	30	0
Los Angeles	Gateway Cities	1,712	2,269	97	1,693
Los Angeles	Las Virgenes, Conejo	0	266	0	0
Orange	Orange	792	5,185	0	985
Riverside	WRCOG	0	4,982	0	0
Riverside	CVAG	0	0	0	0
San Bernardino	SANBAG	9,146	3,319	6,501	0
Ventura	VCOG	0	0	0	0
	SCAG	17,037	36,427	7,851	4,736



RHNA Revision/Appeal Results (5/16/07)

County	Subregion	City	Revision Proposed	Appeal Proposed	Revision Approved	Appeal Approved
Los Angeles	North LA	Palmdale city		7,754		0
Los Angeles	North LA	Unincorporated		4,731		804
Los Angeles	Arroyo Verdugo	La Canada Flintridge city		*		0
Los Angeles	San Gabriel Valley Assoc.	Arcadia city		1,029		0
Los Angeles	San Gabriel Valley Assoc.	Covina city		925		0
Los Angeles	San Gabriel Valley Assoc.	Diamond Bar city		631		0
Los Angeles	San Gabriel Valley Assoc.	Duarte city	63	63	63	0
Los Angeles	San Gabriel Valley Assoc.	El Monte city	977		0	
Los Angeles	San Gabriel Valley Assoc.	Glendora city		115		0
Los Angeles	San Gabriel Valley Assoc.	La Verne city	257	257	50	0
Los Angeles	San Gabriel Valley Assoc.	Monterey Park city		817		0
Los Angeles	San Gabriel Valley Assoc.	Pasadena city	***	0	0	0
Los Angeles	San Gabriel Valley Assoc.	San Dimas city	1,581	1,581	1,104	0
Los Angeles	San Gabriel Valley Assoc.	San Gabriel city	277	277	0	0
Los Angeles	San Gabriel Valley Assoc.	San Marino city	24	24	0	0
Los Angeles	San Gabriel Valley Assoc.	Sierra Madre city	98	98	0	0
Los Angeles	San Gabriel Valley Assoc.	South Pasadena city	6		6	
Los Angeles	San Gabriel Valley Assoc.	Temple City city	524	524	0	102
Los Angeles	San Gabriel Valley Assoc.	West Covina city	1,550	1,550	0	1,152
Los Angeles	Westside Cities	West Hollywood city		*		0
Los Angeles	South Bay Cities Assoc.	Rancho Palos Verdes city	30	30	30	0
Los Angeles	Gateway Cities	Bellflower city		*		0
Los Angeles	Gateway Cities	Downey city		549		0
Los Angeles	Gateway Cities	Hawaiian Gardens city		72		0
Los Angeles	Gateway Cities	La Habra Heights city	39		37	
Los Angeles	Gateway Cities	Lakewood city	367	367	0	0
Los Angeles	Gateway Cities	La Mirada city	1,246	1,246	0	0
Los Angeles	Gateway Cities	Long Beach city		*		1,693
Los Angeles	Gateway Cities	Norwalk city	35	35	35	0
Los Angeles	Gateway Cities	Paramount city		0		0
Los Angeles	Gateway Cities	Signal Hill city	25		25	



RHNA Revision/Appeal Results (5/16/07)

County	Subregion	City	Revision Proposed	Appeal Proposed	Revision Approved	Appeal Approved
Los Angeles	Las Virgenes, Conejo	Calabasas city		266		0
Orange	Orange	Aliso Viejo city	388	388	0	0
Orange	Orange	Irvine city	**	**	0	0
Orange	Orange	Laguna Niguel city	**	**	0	0
Orange	Orange	Orange city		2,522		0
Orange	Orange	Tustin city		1,871		985
Orange	Orange	Yorba Linda city	404	404	0	0
Riverside	WRCOG	Beaumont city		**		0
Riverside	WRCOG	Calimesa city	*	*	0	0
Riverside	WRCOG	Canyon Lake city		*		0
Riverside	WRCOG	Corona city		*		0
Riverside	WRCOG	Murrieta city		1,250		0
Riverside	WRCOG/CVAG	Unincorporated		3,732		0
San Bernardino	SANBAG	Big Bear Lake city	383	383	0	0
San Bernardino	SANBAG	Colton city		2,548		0
San Bernardino	SANBAG	Ontario city	8,763		6,501	
San Bernardino	SANBAG	Rialto city		388		0

Note:

* Numerical adjustment not specified

** Requests shift of need to moderate or above moderate income category

*** Requests no net change



Proposed Final Regional Housing Need Allocation Plan - Planning Period (January 1, 2006 - June 30, 2014) for Jurisdictions within the Six-County SCAG Region

110% Adjustment toward County Distribution

County	City	% very low income households	% low income households	% moderate income households	% above moderate income households	% total	Number of very low income households	Number of low income households	Number of moderate income households	Number of above moderate income households	Total
SCAG Region		23.7%	16.2%	18.1%	42.0%	100%	165,457	113,649	126,715	293,547	699,368
Imperial	Brawley city	24.5%	16.6%	16.0%	42.9%	100%	757	511	494	1,326	3,088
Imperial	Callexico city	24.6%	16.2%	15.7%	43.5%	100%	615	405	391	1,086	2,498
Imperial	Calipatria city	25.0%	16.0%	16.0%	43.0%	100%	50	32	32	87	202
Imperial	El Centro city	24.8%	16.6%	16.1%	42.6%	100%	720	483	467	1,238	2,908
Imperial	Holtville city	25.4%	16.7%	15.9%	42.0%	100%	35	23	22	59	139
Imperial	Imperial city	26.0%	17.1%	16.3%	40.7%	100%	470	309	295	736	1,810
Imperial	Westmorland city	23.6%	16.5%	15.7%	44.1%	100%	61	42	40	113	256
Imperial	Unincorporated	24.7%	16.3%	15.7%	43.2%	100%	3,317	2,194	2,109	5,806	13,427
Los Angeles	Agoura Hills city	26.6%	16.5%	17.4%	39.4%	100%	29	18	19	43	110
Los Angeles	Alhambra city	24.5%	15.5%	16.8%	43.2%	100%	379	239	260	668	1,546
Los Angeles	Arcadia city	25.5%	15.8%	17.1%	41.5%	100%	549	340	368	892	2,149
Los Angeles	Artesia city	25.2%	15.3%	16.8%	42.7%	100%	33	20	22	56	132
Los Angeles	Avalon city	25.2%	15.0%	17.0%	42.9%	100%	37	22	25	64	148
Los Angeles	Azusa city	24.6%	15.4%	16.6%	43.3%	100%	184	115	124	323	745
Los Angeles	Baldwin Park city	24.9%	15.4%	16.5%	43.1%	100%	186	115	123	321	744
Los Angeles	Bell city	23.4%	14.9%	17.0%	44.7%	100%	11	7	8	21	47
Los Angeles	Bell Gardens city	24.0%	14.9%	16.5%	44.6%	100%	29	18	20	54	122
Los Angeles	Bellflower city	24.7%	15.4%	16.6%	43.3%	100%	263	164	178	462	1,067
Los Angeles	Beverly Hills city	25.5%	16.2%	17.6%	40.7%	100%	111	71	77	178	436
Los Angeles	Bradbury city	25.7%	17.1%	17.1%	40.0%	100%	9	6	6	14	35
Los Angeles	Burbank city	25.0%	15.8%	16.9%	42.3%	100%	947	597	642	1,600	3,786
Los Angeles	Calabasas city	26.4%	16.5%	17.8%	39.3%	100%	137	86	93	205	521
Los Angeles	Carson city	25.4%	15.8%	16.9%	41.8%	100%	461	287	307	757	1,812
Los Angeles	Cerritos city	26.6%	16.0%	17.0%	40.4%	100%	25	15	16	38	95
Los Angeles	Claremont city	25.6%	16.1%	17.4%	40.8%	100%	117	74	80	187	457
Los Angeles	Commerce city	23.8%	15.9%	15.9%	44.4%	100%	15	10	10	28	64
Los Angeles	Compton city	23.5%	14.7%	17.6%	44.1%	100%	16	10	12	30	69
Los Angeles	Covina city	25.1%	15.8%	16.9%	42.2%	100%	336	211	226	564	1,337
Los Angeles	Cudahy city	23.5%	14.9%	16.7%	44.9%	100%	94	60	67	180	399

Note: There is a one unit rounding difference in some localities between the total housing need and the sum of the 4 income groups.

In such cases, communities may choose which of the income categories it will adjust by one unit to maintain consistency with the approved total housing need.



Proposed Final Regional Housing Need Allocation Plan - Planning Period (January 1, 2006 - June 30, 2014) for Jurisdictions within the Six-County SCAG Region

County	City	% very low income households	% low income households	% moderate income households	% above moderate income households	% total	Number of very low income households	Number of low income households	Number of moderate income households	Number of above moderate income households	Total
Los Angeles	Culver city	25.6%	15.8%	16.8%	41.8%	100%	129	80	85	211	504
Los Angeles	Diamond Bar city	26.1%	16.4%	17.2%	40.3%	100%	284	179	188	440	1,090
Los Angeles	Downey city	25.0%	15.7%	16.8%	42.4%	100%	277	174	187	470	1,108
Los Angeles	Duarte city	25.1%	15.9%	17.1%	41.9%	100%	92	58	63	154	367
Los Angeles	El Monte city	24.1%	15.1%	16.8%	44.1%	100%	532	333	370	973	2,208
Los Angeles	El Segundo city	26.2%	16.1%	16.7%	41.1%	100%	44	27	28	69	168
Los Angeles	Gardena city	24.4%	15.5%	17.0%	43.1%	100%	270	171	188	476	1,105
Los Angeles	Glendale city	24.5%	15.7%	17.0%	42.8%	100%	767	491	534	1,340	3,131
Los Angeles	Glendale city	25.7%	16.0%	17.1%	41.2%	100%	192	119	127	307	744
Los Angeles	Hawaiian Gardens city	24.3%	15.3%	16.7%	43.8%	100%	35	22	24	64	145
Los Angeles	Hawthorne city	24.1%	15.1%	16.8%	44.1%	100%	219	137	153	401	910
Los Angeles	Hermosa Beach city	26.2%	16.5%	17.4%	39.9%	100%	147	93	98	224	562
Los Angeles	Hidden Hills city	26.5%	17.6%	17.6%	38.2%	100%	9	6	6	13	34
Los Angeles	Huntington Park city	23.7%	14.8%	16.8%	44.6%	100%	240	150	170	452	1,013
Los Angeles	Industry city	33.3%	16.7%	16.7%	33.3%	100%	2	1	1	2	6
Los Angeles	Inglewood city	24.0%	15.4%	16.8%	43.8%	100%	398	255	278	727	1,558
Los Angeles	Inwindale city	23.9%	16.4%	16.4%	43.3%	100%	16	11	11	29	68
Los Angeles	La Canada Flintridge city	26.2%	16.7%	18.0%	39.1%	100%	62	39	42	92	235
Los Angeles	La Habra Heights city	26.7%	16.4%	18.1%	38.8%	100%	21	13	14	31	80
Los Angeles	La Mirada city	25.8%	16.0%	17.3%	40.9%	100%	452	280	303	716	1,751
Los Angeles	La Puente city	24.9%	15.4%	16.9%	42.9%	100%	201	124	136	346	807
Los Angeles	La Verne city	25.8%	15.9%	17.3%	41.0%	100%	220	136	148	351	854
Los Angeles	Lakewood city	25.6%	16.0%	17.1%	41.2%	100%	172	108	115	277	673
Los Angeles	Lancaster city	24.6%	15.5%	16.9%	43.0%	100%	3,144	1,989	2,165	5,501	12,799
Los Angeles	Lawndale city	24.8%	15.4%	16.5%	43.4%	100%	116	72	77	203	468
Los Angeles	Lomita city	25.1%	15.6%	16.8%	42.5%	100%	87	54	58	147	346
Los Angeles	Long Beach city	24.2%	15.5%	17.1%	43.2%	100%	2,321	1,485	1,634	4,143	9,583
Los Angeles	Los Angeles city	24.1%	15.5%	17.1%	43.3%	100%	27,238	17,495	19,304	48,839	112,876
Los Angeles	Lynwood city	24.4%	15.3%	16.4%	43.9%	100%	89	55	60	159	363
Los Angeles	Malibu city	26.1%	16.5%	17.8%	39.6%	100%	115	73	79	175	441
Los Angeles	Manhattan Beach city	26.4%	16.6%	17.9%	39.1%	100%	236	149	160	350	895

Note: There is a one unit rounding difference in some localities between the total housing need and the sum of the 4 income groups.
In such cases, communities may choose which of the income categories it will adjust by one unit to maintain consistency with the approved total housing need.



Proposed Final Regional Housing Need Allocation Plan - Planning Period (January 1, 2006 - June 30, 2014) for Jurisdictions within the Six-County SCAG Region

County	City	% very low income households	% low income households	% moderate income households	% above moderate income households	% total	Number of very low income households	Number of low income households	Number of moderate income households	Number of above moderate income households	Total
Los Angeles	Maywood city	22.7%	13.6%	18.2%	45.5%	100%	5	3	4	10	22
Los Angeles	Monrovia city	25.1%	15.5%	16.9%	42.5%	100%	142	88	96	241	567
Los Angeles	Montebello city	24.5%	15.5%	16.9%	43.2%	100%	123	78	85	217	502
Los Angeles	Monterey Park city	24.6%	15.5%	17.0%	43.0%	100%	280	177	194	490	1,141
Los Angeles	Norwalk city	25.2%	15.5%	16.7%	42.6%	100%	75	46	50	126	297
Los Angeles	Palmdale city	25.0%	15.8%	16.9%	42.3%	100%	4,481	2,822	3,024	7,583	17,910
Los Angeles	Palos Verdes Estates city	26.4%	16.7%	18.1%	38.9%	100%	19	12	13	28	72
Los Angeles	Paramount city	24.4%	15.4%	16.6%	43.7%	100%	248	156	168	444	1,017
Los Angeles	Pasadena city	24.8%	15.8%	17.1%	42.3%	100%	711	452	491	1,215	2,869
Los Angeles	Pico Rivera city	24.6%	15.7%	16.7%	42.9%	100%	211	134	143	367	855
Los Angeles	Pomona city	24.5%	15.5%	16.8%	43.1%	100%	901	571	619	1,587	3,678
Los Angeles	Rancho Palos Verdes city	26.7%	16.7%	17.8%	38.9%	100%	16	10	11	23	60
Los Angeles	Redondo Beach city	26.0%	16.2%	17.3%	40.5%	100%	580	363	387	904	2,234
Los Angeles	Rolling Hills city	27.3%	18.2%	18.2%	36.4%	100%	6	4	4	8	22
Los Angeles	Rolling Hills Estates city	26.9%	15.4%	19.2%	38.5%	100%	7	4	5	10	26
Los Angeles	Rosemead city	24.3%	15.3%	16.8%	43.6%	100%	190	119	131	340	780
Los Angeles	San Dimas city	25.9%	16.1%	17.2%	40.8%	100%	162	101	107	255	625
Los Angeles	San Fernando city	24.7%	15.1%	16.7%	43.4%	100%	62	38	42	109	251
Los Angeles	San Gabriel city	24.9%	15.4%	17.0%	42.8%	100%	206	127	140	354	827
Los Angeles	San Marino city	26.9%	15.4%	19.2%	38.5%	100%	7	4	5	10	26
Los Angeles	Santa Clarita city	26.0%	16.2%	17.3%	40.5%	100%	2,494	1,560	1,657	3,888	9,598
Los Angeles	Santa Fe Springs city	25.0%	15.8%	16.7%	42.5%	100%	115	73	77	196	460
Los Angeles	Santa Monica city	24.8%	16.0%	17.2%	41.9%	100%	164	106	114	277	662
Los Angeles	Sierra Madre city	26.1%	15.9%	17.4%	40.6%	100%	36	22	24	56	139
Los Angeles	Signal Hill city	25.3%	15.9%	16.7%	42.0%	100%	56	35	37	93	222
Los Angeles	South El Monte city	24.5%	15.0%	17.0%	43.5%	100%	49	30	34	88	202
Los Angeles	South Gate city	24.5%	15.1%	16.6%	43.9%	100%	322	198	218	576	1,313
Los Angeles	South Pasadena city	25.7%	15.8%	17.0%	41.5%	100%	43	26	28	69	166
Los Angeles	Temple city	25.3%	15.8%	16.8%	42.1%	100%	249	156	165	416	987
Los Angeles	Torrance city	25.6%	16.0%	17.1%	41.4%	100%	468	292	312	756	1,828
Los Angeles	Vernon city	0.0%	0.0%	0.0%	0.0%	0%	0	0	0	0	0

Note: There is a one unit rounding difference in some localities between the total housing need and the sum of the 4 income groups.
In such cases, communities may choose which of the income categories it will adjust by one unit to maintain consistency with the approved total housing need.



Proposed Final Regional Housing Need Allocation Plan - Planning Period (January 1, 2006 - June 30, 2014) for Jurisdictions within the Six-County SCAG Region

County	City	% very low income households	% low income households	% moderate income households	% above moderate income households	% total	Number of very low income households	Number of low income households	Number of moderate income households	Number of above moderate income households	Total
Los Angeles	Walnut city	26.1%	16.5%	17.9%	39.5%	100%	153	97	105	232	587
Los Angeles	West Covina city	25.6%	15.8%	16.9%	41.7%	100%	631	388	417	1,026	2,461
Los Angeles	West Hollywood city	24.4%	15.5%	16.9%	43.2%	100%	142	91	99	252	584
Los Angeles	Westlake Village city	26.9%	17.3%	17.3%	38.5%	100%	14	9	9	20	52
Los Angeles	Whittier city	25.2%	15.7%	17.0%	42.1%	100%	225	140	151	375	892
Los Angeles	Unincorporated	25.2%	15.9%	17.2%	41.7%	100%	14,425	9,073	9,816	23,862	57,176
Orange	Aliso Viejo city	22.6%	18.0%	19.4%	40.0%	100%	208	165	179	367	919
Orange	Anaheim city	20.8%	17.0%	19.7%	42.5%	100%	1,971	1,618	1,874	4,035	9,498
Orange	Brea city	21.5%	17.4%	19.7%	41.4%	100%	441	356	404	847	2,048
Orange	Buena Park city	21.0%	17.1%	19.5%	42.3%	100%	142	116	132	286	677
Orange	Costa Mesa city	21.0%	17.2%	19.6%	42.2%	100%	353	289	330	710	1,682
Orange	Cypress city	21.7%	17.5%	19.7%	41.0%	100%	98	79	89	185	450
Orange	Dana Point city	22.1%	17.6%	19.1%	41.2%	100%	15	12	13	28	69
Orange	Fountain Valley city	22.1%	17.7%	19.7%	40.5%	100%	103	83	92	189	466
Orange	Fullerton city	20.9%	17.2%	19.7%	42.2%	100%	398	329	376	806	1,910
Orange	Garden Grove city	20.7%	17.1%	19.6%	42.5%	100%	116	96	110	238	560
Orange	Huntington Beach city	21.7%	17.6%	19.8%	40.9%	100%	454	369	414	855	2,092
Orange	Irvine city	21.7%	18.0%	20.0%	40.3%	100%	7,735	6,408	7,139	14,378	35,660
Orange	La Habra city	20.7%	17.2%	19.5%	42.6%	100%	53	44	50	110	258
Orange	La Palma city	25.0%	18.8%	18.8%	37.5%	100%	4	3	3	6	16
Orange	Laguna Beach city	23.3%	16.7%	20.0%	40.0%	100%	7	5	6	12	30
Orange	Laguna Hills city	25.0%	12.5%	25.0%	37.5%	100%	2	1	2	3	8
Orange	Laguna Niguel city	22.4%	17.9%	19.9%	39.8%	100%	80	64	71	141	355
Orange	Laguna Woods city	18.7%	17.2%	20.1%	44.0%	100%	25	23	27	60	135
Orange	Lake Forest city	20.7%	17.2%	20.7%	41.4%	100%	6	5	6	12	29
Orange	Los Alamitos city	22.0%	17.1%	19.5%	41.5%	100%	9	7	8	17	41
Orange	Mission Viejo city	22.6%	17.8%	19.9%	39.7%	100%	33	26	29	59	147
Orange	Newport Beach city	22.0%	18.0%	20.3%	39.7%	100%	392	322	362	708	1,784
Orange	Orange city	21.4%	17.5%	19.8%	41.4%	100%	1,086	887	1,004	2,102	5,079
Orange	Placentia city	21.6%	17.5%	19.6%	41.2%	100%	21	17	19	40	98
Orange	Rancho Santa Margarita city	22.8%	17.9%	19.5%	39.8%	100%	28	22	24	49	124

Note: There is a one unit rounding difference in some localities between the total housing need and the sum of the 4 income groups.

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Proposed Final Regional Housing Need Allocation Plan - Planning Period (January 1, 2006 - June 30, 2014)
for Jurisdictions within the Six-County SCAG Region

County	City	% very low income households	% low income households	% moderate income households	% above moderate income households	% total	Number of very low income households	Number of low income households	Number of moderate income households	Number of above moderate income households	Total
Orange	San Clemente city	21.6%	17.6%	19.9%	40.9%	100%	126	103	116	239	584
Orange	San Juan Capistrano city	21.6%	17.7%	19.8%	41.0%	100%	229	188	210	436	1,062
Orange	Santa Ana city	20.5%	16.9%	19.6%	43.0%	100%	694	574	665	1,461	3,393
Orange	Seal Beach city	19.3%	17.5%	21.1%	42.1%	100%	11	10	12	24	57
Orange	Stanton city	19.9%	17.1%	19.7%	43.4%	100%	108	93	107	236	544
Orange	Tustin city	21.5%	17.2%	19.6%	41.6%	100%	512	410	468	991	2,380
Orange	Villa Park city	27.3%	18.2%	18.2%	36.4%	100%	3	2	2	4	11
Orange	Westminster city	20.5%	17.1%	19.9%	42.5%	100%	30	25	29	63	147
Orange	Yorba Linda city	22.6%	18.2%	20.2%	39.0%	100%	460	371	412	796	2,039
Orange	Unincorporated	22.3%	18.1%	20.0%	39.6%	100%	1,777	1,445	1,597	3,159	7,978
Riverside	Banning city	22.7%	16.1%	18.4%	42.8%	100%	873	618	705	1,645	3,841
Riverside	Beaumont city	22.4%	16.2%	18.7%	42.7%	100%	1,586	1,146	1,320	3,019	7,071
Riverside	Blythe city	22.7%	16.5%	18.5%	42.3%	100%	177	128	144	329	778
Riverside	Calimesa city	23.2%	16.2%	18.4%	42.2%	100%	528	367	419	957	2,271
Riverside	Canyon Lake city	25.0%	17.0%	19.0%	39.0%	100%	25	17	19	39	101
Riverside	Cathedral city	23.5%	16.3%	18.3%	42.0%	100%	782	542	608	1,397	3,329
Riverside	Coachella city	22.5%	15.6%	18.5%	43.5%	100%	1,288	893	1,059	2,493	5,733
Riverside	Corona city	24.8%	16.9%	18.5%	39.8%	100%	819	560	611	1,317	3,308
Riverside	Desert Hot Springs city	21.8%	15.8%	18.9%	43.5%	100%	2,161	1,570	1,871	4,322	9,923
Riverside	Hemet city	22.1%	15.8%	18.5%	43.6%	100%	2,484	1,781	2,080	4,898	11,243
Riverside	Indian Wells city	24.8%	17.4%	19.4%	38.4%	100%	61	42	47	94	244
Riverside	Indio city	23.1%	16.1%	18.1%	42.7%	100%	955	667	752	1,769	4,143
Riverside	La Quinta city	24.6%	16.7%	18.4%	40.2%	100%	1,065	724	796	1,741	4,327
Riverside	Lake Elsinore city	23.5%	16.5%	18.6%	41.4%	100%	1,311	921	1,041	2,316	5,590
Riverside	Moreno Valley city	24.2%	16.6%	18.2%	41.0%	100%	1,806	1,239	1,362	3,068	7,474
Riverside	Murrieta city	24.9%	16.9%	18.6%	39.6%	100%	1,568	1,067	1,171	2,497	6,303
Riverside	Norco city	24.9%	17.1%	18.6%	39.4%	100%	236	162	177	374	949
Riverside	Palm Desert city	24.1%	16.5%	18.5%	40.9%	100%	1,105	759	847	1,875	4,586
Riverside	Palm Springs city	23.1%	16.2%	18.6%	42.1%	100%	523	366	421	951	2,261
Riverside	Perris city	23.2%	16.1%	18.0%	42.7%	100%	967	669	748	1,778	4,163
Riverside	Rancho Mirage city	24.3%	16.8%	18.8%	40.1%	100%	781	539	603	1,285	3,208

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Proposed Final Regional Housing Need Allocation Plan - Planning Period (January 1, 2006 - June 30, 2014) for Jurisdictions within the Six-County SCAG Region

County	City	% very low income households	% low income households	% moderate income households	% above moderate income households	% total	Number of very low income households	Number of low income households	Number of moderate income households	Number of above moderate income households	Total
Riverside	Riverside city	23.6%	16.4%	18.4%	41.5%	100%	2,687	1,866	2,099	4,728	11,381
Riverside	San Jacinto city	22.5%	16.1%	18.3%	43.1%	100%	2,707	1,931	2,206	5,183	12,026
Riverside	Temecula city	24.8%	17.0%	18.5%	39.7%	100%	1,014	693	757	1,622	4,085
Riverside	Unincorporated	23.7%	16.4%	18.5%	41.4%	100%	13,343	9,267	10,428	23,331	56,368
San Bernardino	Adelanto city	22.6%	16.0%	18.5%	42.9%	100%	1,908	1,344	1,561	3,610	8,422
San Bernardino	Apple Valley town	23.5%	16.1%	18.9%	41.4%	100%	912	627	736	1,611	3,887
San Bernardino	Barstow city	22.7%	16.3%	18.8%	42.2%	100%	1,018	728	842	1,890	4,479
San Bernardino	Big Bear Lake city	22.8%	16.1%	19.3%	41.8%	100%	113	80	96	207	495
San Bernardino	Chino city	24.3%	16.9%	19.1%	39.8%	100%	739	513	581	1,212	3,045
San Bernardino	Chino Hills city	25.2%	17.3%	19.7%	37.8%	100%	262	180	205	393	1,040
San Bernardino	Colton city	23.1%	16.1%	18.7%	42.2%	100%	854	595	693	1,563	3,705
San Bernardino	Fontana city	23.9%	16.4%	18.8%	40.9%	100%	1,365	932	1,073	2,329	5,699
San Bernardino	Grand Terrace city	24.2%	16.9%	19.0%	39.9%	100%	80	55	63	131	329
San Bernardino	Hesperia city	23.5%	16.2%	18.8%	41.6%	100%	2,135	1,469	1,707	3,784	9,094
San Bernardino	Highland city	23.3%	16.5%	19.0%	41.3%	100%	502	355	409	890	2,156
San Bernardino	Loma Linda city	23.1%	16.3%	18.9%	41.7%	100%	610	432	501	1,103	2,646
San Bernardino	Montclair city	23.5%	16.2%	19.0%	41.4%	100%	426	293	343	748	1,810
San Bernardino	Needles city	21.2%	16.7%	19.7%	42.4%	100%	14	11	13	28	67
San Bernardino	Ontario city	23.9%	16.2%	18.6%	41.3%	100%	1,828	1,243	1,425	3,165	7,662
San Bernardino	Rancho Cucamonga city	24.7%	16.8%	19.1%	39.3%	100%	317	216	245	504	1,282
San Bernardino	Redlands city	24.0%	16.5%	18.9%	40.6%	100%	682	469	539	1,155	2,845
San Bernardino	Rialto city	23.7%	16.2%	18.8%	41.4%	100%	1,023	700	812	1,788	4,323
San Bernardino	San Bernardino city	22.4%	16.1%	19.0%	42.6%	100%	1,275	913	1,079	2,420	5,687
San Bernardino	Twentynine Palms city	22.8%	15.6%	18.8%	42.8%	100%	702	480	578	1,317	3,078
San Bernardino	Upland city	23.9%	16.4%	19.2%	40.5%	100%	476	328	382	809	1,995
San Bernardino	Victorville city	22.9%	16.3%	18.9%	41.9%	100%	1,972	1,401	1,630	3,614	8,618
San Bernardino	Yucaipa city	23.3%	16.2%	19.0%	41.5%	100%	476	332	389	850	2,048
San Bernardino	Yucca Valley town	22.3%	15.9%	18.9%	42.9%	100%	560	399	474	1,076	2,510
San Bernardino	Unincorporated	23.3%	16.1%	18.9%	41.7%	100%	4,802	3,324	3,899	8,598	20,622
Ventura	Camarillo city	21.8%	17.7%	20.6%	40.0%	100%	727	591	687	1,335	3,340
Ventura	Fillmore city	20.6%	17.3%	20.5%	41.6%	100%	203	170	202	410	985

Note: There is a one unit rounding difference in some localities between the total housing need and the sum of the 4 income groups.

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Proposed Final Regional Housing Need Allocation Plan - Planning Period (January 1, 2006 - June 30, 2014)
for Jurisdictions within the Six-County SCAG Region

County	City	% very low income households	% low income households	% moderate income households	% above moderate income households	% total	Number of very low income households	Number of low income households	Number of moderate income households	Number of above moderate income households	Total
Ventura	Moorpark city	22.4%	18.1%	20.7%	38.8%	100%	363	292	335	627	1,617
Ventura	Ojai city	20.8%	17.1%	20.8%	41.3%	100%	90	74	90	179	433
Ventura	Oxnard city	21.0%	17.2%	20.4%	41.4%	100%	1,491	1,221	1,445	2,936	7,093
Ventura	Port Hueneme city	20.0%	17.2%	20.6%	42.2%	100%	36	31	37	76	180
Ventura	San Buenaventura (Ventura)	21.2%	17.5%	20.3%	41.0%	100%	849	703	816	1,643	4,011
Ventura	Santa Paula city	20.2%	17.4%	20.6%	41.8%	100%	453	390	462	936	2,241
Ventura	Simi Valley city	22.3%	17.9%	20.5%	39.3%	100%	754	605	694	1,330	3,383
Ventura	Thousand Oaks city	22.3%	18.0%	20.8%	38.9%	100%	411	333	385	718	1,847
Ventura	Unincorporated	21.7%	17.8%	20.7%	39.7%	100%	305	250	291	558	1,404

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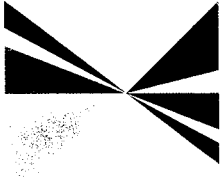
Proposed Final Regional Housing Need Allocation Plan - Planning Period (January 1, 2006 - June 30, 2014)
for Jurisdictions within the Six-County SCAG Region

County	City	% very low income households	% low income households	% moderate income households	% above moderate income households	% total	Number of very low income households	Number of low income households	Number of moderate income households	Number of above moderate income households	Total
Summary by County											
Imperial		24.8%	16.4%	15.8%	43.0%	100%	6,025	4,000	3,851	10,451	24,327
Los Angeles		24.7%	15.7%	17.1%	42.6%	100%	70,117	44,469	48,472	120,869	283,927
Orange		21.5%	17.7%	19.9%	40.9%	100%	17,733	14,566	16,380	33,653	82,332
Riverside		23.4%	16.3%	18.5%	41.8%	100%	40,849	28,535	32,292	73,029	174,705
San Bernardino		23.3%	16.2%	18.8%	41.6%	100%	25,051	17,420	20,275	44,797	107,543
Ventura		21.4%	17.6%	20.5%	40.5%	100%	5,682	4,660	5,444	10,748	26,534
SCAG		23.7%	16.2%	18.1%	42.0%	100%	165,457	113,649	126,715	293,547	699,368

For Information only

County	Subregion	% very low income households	% low income households	% moderate income households	% above moderate income households	% total	Number of very low income households	Number of low income households	Number of moderate income households	Number of above moderate income households	Total
Summary by Subregion											
Imperial	IVAG	24.8%	16.4%	15.8%	43.0%	100%	6,025	4,000	3,851	10,451	24,327
Los Angeles	North LA	25.2%	15.9%	17.1%	41.8%	100%	18,499	11,661	12,554	30,639	73,352
Los Angeles	LA City	24.1%	15.5%	17.1%	43.3%	100%	27,436	17,620	19,443	49,199	113,698
Los Angeles	Arroyo Verdugo	24.9%	15.8%	17.0%	42.3%	100%	1,871	1,187	1,282	3,184	7,524
Los Angeles	San Gabriel Valley Assoc.	25.2%	15.7%	17.0%	42.1%	100%	10,690	6,675	7,220	17,893	42,478
Los Angeles	Westside Cities	25.4%	16.0%	17.2%	41.4%	100%	893	564	605	1,457	3,519
Los Angeles	South Bay Cities Assoc.	25.1%	15.8%	17.1%	42.0%	100%	3,450	2,173	2,345	5,765	13,733
Los Angeles	Gateway Cities	24.5%	15.4%	16.9%	43.2%	100%	6,914	4,360	4,777	12,185	28,236
Los Angeles	Las Virgenes, Conejo	26.3%	16.5%	17.7%	39.5%	100%	364	229	246	548	1,387
Orange	Orange	21.5%	17.7%	19.9%	40.9%	100%	17,733	14,566	16,380	33,653	82,332
Riverside	WRCOG	23.5%	16.4%	18.5%	41.7%	100%	30,798	21,501	24,208	54,625	131,133
Riverside	CVAG	23.1%	16.1%	18.6%	42.2%	100%	10,050	7,034	8,084	18,404	43,572
San Bernardino	SANBAG	23.3%	16.2%	18.8%	41.6%	100%	25,051	17,420	20,275	44,797	107,543
Ventura	VCOG	21.4%	17.6%	20.5%	40.5%	100%	5,682	4,660	5,444	10,748	26,534
SCAG		23.7%	16.2%	18.1%	42.0%	100%	165,457	113,649	126,715	293,547	699,368

For Information only



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Tribal Government Representative: Andrew Masiel Sr., Pechanga Band of Luiseno Indians

Ventura County: Linda Parks, Ventura County • Glen Becerra, Simi Valley • Carl Morehouse, San Buenaventura • Toni Young, Port Hueneme

Orange County Transportation Authority: Art Brown, Buena Park

Riverside County Transportation Commission: Robin Lowe, Hemet

Ventura County Transportation Commission: Keith Millhouse, Moorpark

RESOLUTION #07-489-01

THE REGIONAL COUNCIL OF THE SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS ADOPTING THE FINAL HOUSING NEEDS ALLOCATION PLAN RELATED TO THE 4TH CYCLE OF THE REGIONAL HOUSING NEEDS ASSESSMENT

WHEREAS, the Southern California Association of Governments (SCAG) is a council of governments representing the counties of Los Angeles, Orange, San Bernardino, Riverside, Ventura, and Imperial within the Southern California region;

WHEREAS, as the region's council of governments, SCAG is responsible for allocating the state-determined regional housing need to all local jurisdictions within the SCAG region in accordance with state housing law, a process known as the development of the Regional Housing Needs Assessment ("RHNA" herein);

WHEREAS, SCAG staff commenced work on the RHNA on or about August 2006, following the provisions of SCAG's RHNA Pilot Program, which are outlined in Senate Bill 12 (Lowenthal) ("SB 12 herein"). As part of its efforts, during the period from September 2006 to January 2007, SCAG staff completed, among other things, two (2) public hearings, fifteen (15) subregional workshops and numerous public meetings with various policy committees, local governments and subregional entities for the purpose of informing and involving local governments and members of the public in the RHNA process. The collective input received at the local and subregional level was instrumental in the development of the Draft Regional Housing Need Allocation Plan, or Draft RHNA;

WHEREAS, in accordance with SB 12, SCAG also offered delegation to any subregional entity seeking to undertake allocation of the respective subregion's existing and projected housing need. Three subregional entities accepted and undertook delegation by way of entering into written agreements with SCAG. These subregional entities were the Ventura County Council of Government, the South Bay Cities Council of Governments, and the City of Los Angeles partnering with the City of San Fernando.

WHEREAS, on or about November 30, 2006, the State Department of Housing and Community Development (HCD) provided SCAG with its regional housing need determination (i.e., SCAG's regional share of the statewide housing need). Specifically, HCD provided SCAG with a Regional Housing Need Determination of 687,000 to 733,000 units, for the period from January 1, 2006 through June 30, 2014. SCAG is required to adopt a final RHNA by June 30, 2007 that allocates among all counties and cities within the region a total regional housing need at or above the minimum end of the range and which is proportional to applicable income category percentages;

WHEREAS, on February 1, 2007, SCAG's Regional Council reviewed and adopted by way of a public meeting the following items related to RHNA: (1) RHNA Appeals Procedure, (2) Existing Housing Needs Statement, (3) the Final RHNA Allocation Methodology, and (4) the Draft Housing Need Allocation Plan (or Draft RHNA). The Draft RHNA set forth a total future construction need of 707,219 units and identified existing and future housing needs in all 187 cities and six counties in the SCAG region for the applicable planning period. The Regional Council also directed staff to commence the revision request and appeals process; and

WHEREAS, forty-eight local jurisdictions filed revision requests and/or appeals by the filing deadline of March 16, 2007;

WHEREAS, in accordance with SB 12, on or about March 30, 2007, SCAG submitted a progress report to the State Legislature regarding the status of the RHNA process. A copy of this progress report is attached herein as Exhibit "A" and incorporated by this reference.

WHEREAS, SB 12 was signed by the Governor and made law on April 10, 2007. A copy of the final version of SB 12 is attached herein as Exhibit "B" and incorporated by this reference;

WHEREAS, the RHNA Appeals Board was designated by the Regional Council as the body charged with considering and making final determinations regarding all revision requests and appeals filed. The RHNA Appeals Board, whose members represented each of the respective six (6) counties within the SCAG region, conducted public meetings/hearings regarding the revision requests and appeals from April 25 to April 30, 2007.

WHEREAS, the RHNA Appeals Board approved 7,851 units in revision requests which adjusted the Draft RHNA to 699,368 units. The RHNA Appeals Board also approved 4,736 appealed units for the SCAG non-delegated areas. These units were reallocated proportionally based upon future construction need in accordance with the provisions of SB 12, existing state law, and the approved RHNA Appeals Procedure. The RHNA Appeals Board reviewed and approved final written decisions on all of the revision requests and appeals filed on May 14, 2007, and directed staff to prepare the proposed Final Housing Need Allocation Plan, or proposed Final RHNA.

WHEREAS, the proposed Final RHNA establishes the total regional housing need allocation of 699,368 units and incorporates the required reallocation and input from the three delegated subregions. The proposed Final RHNA maintains, by income group, the range established by HCD as SCAG's Regional Housing Need Determination. The proposed Final RHNA does not include any alternative distributions by local jurisdictions pursuant to Government Code Section 65584.05(g), nor has any been proposed;

WHEREAS, the proposed Final RHNA was presented to SCAG's Community, Economic and Human Development (CEHD) Committee on June 7, 2007, who took action to recommend approval of the proposed Final RHNA by the Regional Council.

WHEREAS, in accordance with SB 12, adoption of the Final RHNA must be made by the Regional Council by way of a public hearing. Notice of a public hearing regarding the Regional Council's consideration of the adoption of the Final RHNA was properly posted on or about June 8, 2007. The Regional Council conducted the required public hearing on July 12, 2007.

NOW, THEREFORE, BE IT RESOLVED by the Regional Council of the Southern California Association of Governments as follows:

1. The Regional Council finds and determines that the above recitals are true and correct, and together with the SCAG's written staff report ("Staff Report"), staff's related oral presentation and public testimony received as part of the public hearing on July 12, 2007, have served as the basis, in part, for the actions of the Regional Council set forth in this Resolution.

2. The Regional Council hereby adopts the proposed Final Regional Housing Need Allocation Plan, or Final RHNA, in substantially the same form as included with the Staff Report and attached herein for reference purposes.

3. The Regional Council recognizes that SB 12 requires that the resolution regarding the adoption of the Final RHNA must show the following: (1) how the final plan is consistent with the objectives of the housing element law, as set forth in Government Code Section 65584(d), which are also referenced in SB 12; (2) how the plan is consistent with the pending update of the Regional Transportation Plan; and (3) how the plan takes into account the information provide to SCAG by its member jurisdictions and members of the public pursuant to the public workshop and delegation processes.

4. The Final RHNA is consistent with the following objectives, as set forth in more detail in Section 65584(d): (1) increasing the housing supply and the mix of housing types, tenure, and affordability; (2) promoting infill development and socioeconomic equity, protection of environmental and agricultural resources, and encouragement of efficient development patterns; (3) promoting an improve intraregional relationship between jobs and housing; and (4) balancing the distribution of households by income category. Specifically, the Regional Council finds and determines the total housing allocation of the Final RHNA is above the minimum end of the range established by HCD, which results in an increase in the housing supply. The Final RHNA is also rooted in the development of SCAG's regional Integrated Growth Forecast, which links housing with transportation planning to better address these objectives, including the promotion of infill development and efficient development patterns. The Regional Council also finds and determines that the Final Allocation Methodology addresses these objectives in that the methodology included consideration of the local planning factors set forth in Government Code Section 65884.04(d), also known as "AB 2158 planning factors."

While the Integrated Growth Forecast addressed most of the AB 2158 planning factors, additional steps were taken to insure consideration of all of the factors. Notably, the CEHD Committee, with the approval of the Regional Council, established a RHNA Subcommittee comprised of elected officials to provide additional policy direction with respect to certain AB 2158 planning factors.

This RHNA Subcommittee examined the factors of farm worker housing needs; loss of at-risk low-income units; housing costs; market demand; and the establishment of a “fair share distribution” to address the over-concentration of low-income housing in jurisdictions. Moreover, the Programs and Plans Technical Advisory Committee (TAC), comprised of staff from the various sub-regional organizations, provided input on how these factors would be addressed in the allocation methodology. The RHNA Subcommittee considered this input and made recommendations to the CEHD. The CEHD approved the recommendations in November 2006, which were then incorporated as part of the Final Allocation Methodology. The Final Allocation Methodology includes among other things, a 110% Fair Share Distribution and a 3.5% ideal “healthy” market vacancy adjustment applied against future growth, except in impacted communities so as to balance the distribution of households by income category. The Final Allocation Methodology was approved and adopted by the Regional Council on February 1, 2007, and is the basis of the Final RHNA.

5. The Final RHNA is consistent with the pending update of the Regional Transportation Plan (RTP) in that the Final RHNA was developed concurrent with SCAG’s development of the Integrated Growth Forecast. This Integrated Growth Forecast serves as the foundation of several of SCAG’s regional planning efforts, including development of the RHNA and the pending update of the 2008 RTP. SCAG, in cooperation with the subregions, held 15 public workshops between October 30 and November 14, 2006 for local jurisdictions, members of the public, and others to seek input regarding development of the draft regional Integrated Growth Forecast, whereby input was gathered and used for development of the Draft RHNA for the shorter term planning period of 2006 to 2014 for RHNA purposes, and gathered and will be used for development of the 2008 RTP for the longer term planning period of 2035 for RTP purposes.

6. Finally, the Final RHNA takes into account the information provided by member jurisdictions and the public via the public workshop and delegation processes, in that the information received in the public workshops were reviewed and considered by SCAG as part of the development of the Integrated Growth Forecast, the Final Allocation Methodology, and the Draft RHNA. The input received was tracked and considered by SCAG staff and consultants, and incorporated, where deemed appropriate, in the Draft RHNA. The Regional Council adopted the Draft RHNA on February 1, 2007, and the housing allocations within the Draft Plan served as the basis for the revision requests and appeals filed by certain member jurisdictions. The Final RHNA also takes into account information submitted by the three subregional organizations which accepted and undertook delegation: namely, the Ventura County Council of Government, the South Bay Cities Council of Governments, and a subregional entity established for RHNA purposes by the cities of Los Angeles and San Fernando.

7. By adoption of the Final RHNA, the Regional Council directs staff to submit a copy of the Final RHNA, this resolution and other pertinent documentation to HCD for review and approval in accordance with state law.

APPROVED AND ADOPTED by the Regional Council of the Southern California Association of Governments at a regular meeting this 12th day of July, 2007.

GARY OVITT
President
Supervisor, County of San Bernardino

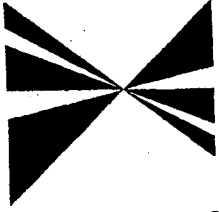
Attested by:

MARK PISANO
Executive Director

Approved as to form:

JOANNA AFRICA
Interim Chief Counsel

SOUTHERN CALIFORNIA



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Orange County: Chris Morby, Orange County - Christine Barnes, La Palma - John Beauman, Brea - Lou Bone, Justin - Debbie Cook, Huntington Beach - Leslie Dalgie, Newport Beach - Richard Dixon, Lake Forest - Troy Edgar, Los Alamitos - Paul Glash, Laguna Niguel - Sharon Orlit, Fullerton

Riverside County: Jeff Stone, Riverside County - Thomas Buckley, Lake Elsinore - Bonnie Flickinger, Moreno Valley - Ron Loveridge, Riverside - Greg Pettis, Cathedral City - Ron Roberts, Temecula

San Bernardino County: Gary Orlit, San Bernardino County - Lawrence Dale, Barstow - Paul Eaton, Montclair - Lee Ann Garcia, Grand Terrace - Tim Jasper, Town of Apple Valley - Larry McCallion, Highland - Deborah Robertson, Rialto - Alan Wapner, Ontario

Ventura County: Linda Parks, Ventura County - Glen Becerra, Simi Valley - Carl Morehouse, San Buenaventura - Toni Young, Port Hueneeme

Orange County Transportation Authority: Art Brown, Buena Park

Riverside County Transportation Commission: Robin Lowe, Hemet

Ventura County Transportation Commission: Keith Millhouse, Moorpark

LJJ/B

April 11, 2007

Legislative Counsel of California Diane F. Boyer-Vine
State Capitol Building, Room 3021
Sacramento, CA 95814

Secretary of the Senate Gregory Schmidt
State Capitol Building, Room 3044
Sacramento, CA 95814


Chief Clerk of the Assembly E. Dotson Wilson
State Capitol Building, Room 3196
Sacramento, CA 95814

RE: PROGRESS REPORT ON HOUSING ALLOCATION PLAN

Dear Legislative Counsel Boyer-Vine, Secretary of the Senate Schmidt and Chief Clerk Wilson:

Pursuant to Senate Bill 12, which was signed by Governor Schwarzenegger yesterday, the Southern California Association of Governments (SCAG) is submitting the enclosed report on SCAG's progress on completing the final need housing allocation plan.

Sincerely,


YVONNE B. BURKE
President
Supervisor, County of Los Angeles

enclosure

Regional Housing Needs Assessment
SB 12 Pilot Program Status Report
By the Southern California Association of Governments
Report to the California Legislature

The Southern California Association of Governments (SCAG) submits this progress reports relating to its efforts in preparing Regional Housing Needs Assessment (RHNA) pursuant to the provisions of Senate Bill 12 (SB 12), which was recently signed by the Governor on April 10, 2007. SCAG's Regional Council, on April 5, 2007, has reviewed and approved this report, and authorized its submittal to the California Legislature.

Adoption of Final Allocation Methodology and Approval of Draft RHNA

On February 1, 2007, SCAG's Regional Council approved an Existing Housing Needs Statement for the SCAG region, adopted the final allocation methodology and approved the Draft Housing Need Allocation Plan, or Draft RHNA, for the 2006 to 2014 planning period. The Draft RHNA proposed a total future construction need of 707,000 units and identified existing housing needs in all 187 cities and 6 counties in the region for the planning period. The determination of regional housing need is consistent with the statutory objectives of SB 12 and the SCAG Integrated Growth Forecast for transportation planning. In addition, the range of future housing need determined by the State Department of Housing and Urban Development (HCD) as the SCAG region's share of statewide housing need, as set forth in letter from HCD letter dated November 30, 2006, is 687,000 to 737,000 housing units for the 2006 to 2014 planning period. SCAG's Draft RHNA is within this range, and SCAG will maintain its regional total need throughout the RHNA process.

SCAG's adopted allocation methodology is consistent with the specified objectives in SB 12, and includes the incorporation of the AB 2158 factors such as "a determination of the

availability of land suitable for urban development or for conversion to residential use, the availability of underutilized land, and opportunities for infill development and increased residential densities.” Each jurisdiction in the region has also received a share of future housing need including an allocation of housing units for low and very-low income households that promotes socio-economic equity within each county and across the region. This was achieved through a fair share policy adopted by SCAG’s Regional Council which assigns a 110% adjustment of each local government’s very-low, low, moderate and above-moderate income group allocations to the countywide income distribution based on the latest census information. This was supplemented by the Existing Housing Needs Statement providing each local government with information on households with housing problems, such as cost burden and overcrowding by income group and data on special housing needs related to the preservation of assisted housing at risk of conversion to market rate, and information on farm worker housing needs.

Development of the Draft RHNA

The existing and projected housing need for the region was based on SCAG’s Integrated Growth Forecast and included the major forecast variables outlined in SB 12. In accordance with statutory requirements, this information was transmitted to HCD for their review and evaluation. Following consultation with SCAG, HCD issued a range of future construction need described above to be used in preparing the RHNA for this fourth revision cycle of housing elements in the SCAG region. Key actions and dates with respect to obtaining local input and review by the public leading up to the Draft RHNA included the following:

1. September 28, 2006: This was the date of the first RHNA public hearing whereby SCAG provided an overview of the Integrated Growth Forecast and the RHNA process;
2. September 2006 – February 2007: SCAG’s Regional Council ratified the formation of a RHNA Subcommittee to consider and make policy recommendations relating to the Integrated Growth Forecast and the allocation

methodology. SCAG's Community, Economic and Human Development (CEHD) Committee and Regional Council considered and approved all policy recommendations by the RHNA Subcommittee, including the following:

- Consideration of AB 2158 planning factors in determining and distributing future housing need;
- Fair Share and Social Equity Policy to avoid over concentration of households by income group, by way of a 110% of the way adjustment toward the county median income distribution and a 3.5% ideal "healthy" market vacancy adjustment applied against future growth except in impacted communities providing a disproportionately high share of lower income housing;

3. October – January 2007: SCAG staff completed 15 subregional workshops, one more than required under SB 12, regarding the Integrated Growth Forecast and RHNA process. These interactive workshops included a review of SCAG's preliminary forecast information, an exercise to gather information regarding local planning considerations on AB 2158 forms for use in determining housing need assignments and growth share between cities and unincorporated areas, and discussions relating to long range housing supply and growth test scenario going out to 2035.

- AB 2158 planning factor forms were filled out by 91 cities and 4 counties during the 15 subregional workshops, while every jurisdiction received an advanced subregional workshop packet and maps prior to the scheduled session;
- 160 sets of comments were filed on the long range test scenario for 2035 growth and housing supply;
- Formal and informal Draft RHNA comments were received and reviewed, including 20 comments after the first public hearing, 78 letters and emails

received after subregional workshops and 35 comments submitted during the RHNA comment period at the end of each subregional workshop;

- Follow-up meetings were held with 15 local subregions/jurisdictions subsequent to the subregional workshops.
4. January 11, 2007: SCAG conducted a second RHNA public hearing to receive comments regarding proposed allocation methodology, including consideration of the AB 2158 planning factors in determining the Draft RHNA.

As a result of subregional collaboration during the workshop process, the Final Allocation Methodology and Draft Housing Need Allocation Plan reflect the following requests from SCAG's subregional partners:

- Incorporation of the Orange County projection (OCP 06) prepared by CSU-Fullerton Center for Demographic Research (CDR) for Orange County and all its local jurisdictions, adopted by Orange County Council of Governments (OCCOG) Board of Directors on November 30, 2006.
- Incorporation of the Riverside County projections prepared by Riverside County Transportation and Land Management Agency, adopted by Western Riverside Council of Governments (WRCOG) Executive Committee on December 4, 2006, and by Coachella Valley Association of Governments (CVAG) Technical Planning Subcommittee on December 19, 2006.
- Incorporation of the RHNA Plan for Ventura County, prepared jointly by county/city Planning Directors and City Managers, adopted by the Ventura County Council of Governments (VCOG) Board of Directors on January 9, 2007.
- Incorporation of the collective input provided by the San Bernardino Associated Governments (SANBAG) regarding the county totals.

- o Incorporation of the collective input provided and coordinated through the Imperial Valley Associated Governments (IVAG).
- o Evaluation and incorporation, where appropriate, input received individually from local jurisdictions in Los Angeles County.

In mid-January, SCAG's forecasting staff and its consultant team reviewed the information/input received from the workshops and conducted the second Integrated Growth Forecast/RHNA hearing to discuss the proposed allocation methodology, and further facilitate public participation. Staff scheduled additional meetings with local jurisdictions to discuss their concerns. Before the release of the Draft RHNA, staff met individually with over 15 local jurisdictions and subregions to discuss any issues and concerns. Additionally, staff followed up with each of the 30 cities that did not participate in the subregional workshops, making personal phone calls and mailing a packet with all the information (e.g. presentations, data, maps, and relevant links) provided at the workshop.

A disc containing the Draft RHNA was mailed to every City Manager and County Administrative Officer in the SCAG Region. Letters were also sent in response to 68 local governments related to their comments on the proposed allocation methodology, the application of the AB 2158 planning factors and other planning considerations. The Regional Housing Needs Assessment web pages have also been overhauled to make them easier to navigate, while also highlighting important topics for local governments. <http://www.scag.ca.gov/Housing/rhna/index.htm>.

Revision Requests and Appeals relating to the Draft RHNA

The RHNA filing period for jurisdictions to submit revision requests and/or appeals with SCAG began on February 15, 2007 and ended on March 16, 2007. SCAG received 24 appeals, 5 revision requests and 19 combined appeal and revision requests. The Ventura County Council of Governments, the South Bay Cities Council of Governments and a

subregional entity comprising the cities of Los Angeles and San Fernando have accepted delegation and will be addressing any applicable revisions requests and appeals.

SCAG's Regional Council also established a RHNA Appeals Board to consider and make final decisions regarding the revision requests and appeals. All jurisdictions were sent a notification of public hearing dates and times. SCAG staff will provide recommendations to the Appeal Board, and hearings will be held between April 25th and 30th. On May 10, 2007, the RHNA Appeals Board will make final determinations on all revision requests and appeals and alternative distribution requests.

Using the RHNA Appeal Board's findings, SCAG will then begin preparing final RHNA allocation. The final RHNA shall also address any successful appeals which will trigger a proportional reallocation process based upon future construction need. This planning, public outreach and deliberative process follows the steps and requirements called for in SB 12. The Final RHNA shall be consistent with the Integrated Growth Forecast used for SCAG transportation planning and the regional total for construction need, by income category, shall be maintained within the State HCD approved range.

Next Steps

The SCAG Regional Council will consider a proposed final allocation plan at its June 7, 2007 meeting. On July 5th, SCAG will hold a public hearing to adopt the final housing need allocation plan. The following day, July 6, 2007, SCAG plans to submit its final housing need allocation plan to HCD. This will mark the end of SCAG's RHNA planning process for this cycle. A timeline illustrating SCAG's adoption schedule, which is consistent with the requirements of SB 12 legislation and existing housing law, is attached below.

SCAG RHNA Timeline: February 2007 – June 2008

Date	Action
February 1	CEHD and RC approves final integrated forecast with 4 variables and final RHNA methodology and adopts draft RHNA allocation plan.
February 15	Start of the 30-day period for local jurisdiction to request revision and/or to file appeal.
March 16	Last day for jurisdictions to request revision based on AB 2158 factors and/or file appeal based on AB 2158 factors, methodology, or changed circumstances.
March 26	Deadline for SCAG to notify jurisdictions of a public hearing for their appeal (within 10 days of end of filing period).
March 30	Submit status report to state pursuant to Pilot Program.
April 25 – 30	Public hearings before RHNA Appeals Board held for appealing jurisdictions, and possibly for jurisdictions requesting revision. The hearings will be held between the 30th and 35th days from the date of SCAG's notification.
May 10	End of the appeals process with decisions by Appeals Board rendered on all revision requests and appeals; staff to begin preparing final RHNA allocation. Alternative distribution and transfers may occur until SCAG adopts a final housing need allocation plan.

Date	Action
June 5	SCAG notifies jurisdictions 30 days in advance of the public hearing for the final adoption of the final RHNA allocation.
June 7	SCAG issues a proposed final allocation plan based on appeals and input received. This must occur within 45 days of the end of the appeals filing and hearing process, so the last day technically is June 18.
July 5	SCAG holds a public hearing to adopt the final housing need allocation plan. This must occur within 45 days of issuance of the proposed final allocation plan.
July 6	SCAG submits its final housing need allocation plan to HCD.
September 4	Deadline for final adoption of the Housing Allocation Plan by HCD.
June 30, 2008 (statutory)	Due date for jurisdictions in the SCAG Region to submit revised Housing Elements to HCD.

Senate Bill No. 12

CHAPTER 5

An act to amend Section 65584 of, and to add and repeal Section 65584.08 of, the Government Code, relating to housing, and declaring the urgency thereof, to take effect immediately.

[Approved by Governor April 10, 2007. Filed with
Secretary of State April 10, 2007.]

LEGISLATIVE COUNSEL'S DIGEST

SB 12, Lowenthal. Planning and zoning: housing element: Southern California Association of Governments.

(1) The Planning and Zoning Law requires a city or county general plan to include specified mandatory elements, including a housing element that identifies and analyzes existing and projected housing needs and includes a statement of goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement, and development of housing.

The Planning and Zoning Law requires each local government to review its housing element as frequently as appropriate to evaluate certain data, and establishes June 30, 2007, as the date of the 4th revision for the housing element of local governments within the jurisdiction of the Southern California Association of Governments.

The Planning and Zoning Law requires that, at least 2 years prior to a scheduled revision of a local government's housing element, each council of governments, or delegate subregion, as applicable, develop a proposed methodology for distributing the existing and projected regional housing need to cities, counties, and cities and counties within the region, or within the subregion, where applicable, pursuant to specified provisions. That law requires that the methodology be consistent with specified objectives that include, among other things, a determination of the availability of land suitable for urban development or for conversion to residential use, the availability of underutilized land, and opportunities for infill development and increased residential densities.

This bill, until January 1, 2015, would substantially revise the procedure for the Southern California Association of Governments, or delegate subregion, as applicable, to develop a final allocation plan for distributing the existing and projected regional housing need to cities and counties within the region or subregion.

(2) This bill would declare that it is to take effect immediately as an urgency statute.

The people of the State of California do enact as follows:

SECTION 1. Section 65584 of the Government Code is amended to read:

65584. (a) (1) For the fourth and subsequent revisions of the housing element pursuant to Section 65588, the department shall determine the existing and projected need for housing for each region pursuant to this article. For purposes of subdivision (a) of Section 65583, the share of a city or county of the regional housing need shall include that share of the housing need of persons at all income levels within the area significantly affected by the general plan of the city or county.

(2) While it is the intent of the Legislature that cities, counties, and cities and counties should undertake all necessary actions to encourage, promote, and facilitate the development of housing to accommodate the entire regional housing need, it is recognized, however, that future housing production may not equal the regional housing need established for planning purposes.

(b) The department, in consultation with each council of governments, shall determine each region's existing and projected housing need pursuant to Section 65584.01 at least two years prior to the scheduled revision required pursuant to Section 65588. The appropriate council of governments, or for cities and counties without a council of governments, the department, shall adopt a final regional housing need plan that allocates a share of the regional housing need to each city, county, or city and county at least one year prior to the scheduled revision for the region required by Section 65588. The allocation plan prepared by a council of governments shall be prepared pursuant to Sections 65584.04 and 65584.05 with the advice of the department.

(c) Notwithstanding any other provision of law, the due dates for the determinations of the department or for the council of governments, respectively, regarding the regional housing need may be extended by the department by not more than 60 days if the extension will enable access to more recent critical population or housing data from a pending or recent release of the United States Census Bureau or the Department of Finance. If the due date for the determination of the department or the council of governments is extended for this reason, the department shall extend the corresponding housing element revision deadline pursuant to Section 65588 by not more than 60 days.

(d) The regional housing needs allocation plan shall be consistent with all of the following objectives:

(1) Increasing the housing supply and the mix of housing types, tenure, and affordability in all cities and counties within the region in an equitable manner, which shall result in each jurisdiction receiving an allocation of units for low- and very low income households.

(2) Promoting infill development and socioeconomic equity, the protection of environmental and agricultural resources, and the encouragement of efficient development patterns.

(3) Promoting an improved intraregional relationship between jobs and housing.

(4) Allocating a lower proportion of housing need to an income category when a jurisdiction already has a disproportionately high share of households in that income category, as compared to the countywide distribution of households in that category from the most recent decennial United States census.

(e) For purposes of this section, "household income levels" are as determined by the department as of the most recent decennial census pursuant to the following code sections:

(1) Very low incomes as defined by Section 50105 of the Health and Safety Code.

(2) Lower incomes, as defined by Section 50079.5 of the Health and Safety Code.

(3) Moderate incomes, as defined by Section 50093 of the Health and Safety Code.

(4) Above moderate incomes are those exceeding the moderate-income level of Section 50093 of the Health and Safety Code.

(f) Notwithstanding any other provision of law, determinations made by the department, a council of governments, or a city or county pursuant to this section or Section 65584.01, 65584.02, 65584.03, 65584.04, 65584.05, 65584.06, 65584.07, or 65584.08 are exempt from the California Environmental Quality Act (Division 13 (commencing with Section 21000) of the Public Resources Code).

SEC. 2. Section 65584.08 is added to the Government Code, to read:

65584.08. (a) For the purposes of this section the "association" is the Southern California Association of Governments.

(b) For the fourth revision of the housing element pursuant to Section 65588 within the region of the association, the existing and projected need for housing for the region as a whole and each jurisdiction within the region shall be determined according to the provisions of this article except as those provisions are specifically modified by this section.

(c) The existing and projected housing need for the region shall be determined in the following manner:

(1) The association shall develop an integrated long-term growth forecast by five-year increments. The growth forecast is not a regional housing needs allocation plan.

(2) The forecast shall consist of the following three major variables by geographic area throughout the region:

(A) Population.

(B) Employment.

(C) Households.

(3) The association shall convert households into housing units using replacement rates from the Department of Finance, and county level vacancy rates, by weighing vacancy rates of for-sale and for-rent units.

(4) The association shall transmit the forecast to the department with the following variables:

- (A) Population.
- (B) Employment.
- (C) Households.
- (D) Housing units.
- (E) Household formation ratios.
- (F) Replacement rates.
- (G) Owner and renter vacancy rates.

(5) Upon receiving the forecast, the department shall determine the existing and projected housing need for the region in accordance with paragraph (2) of subdivision (c) of, and with subdivision (d) of, Section 65584.01.

(d) The association shall conduct a public workshop for the purpose of surveying its member jurisdictions pursuant to subdivision (b) of Section 65584.04. Not less than 30 days prior to the date of commencement of the public workshop, the association shall notify affected jurisdictions about the manner in which it proposes to consider the factors specified in subdivision (d) of Section 65584.04 in the housing allocation process. Local governments may submit information about the factors before the workshop for consideration by the association and incorporation into the discussion of the methodology at the workshop.

(e) The association shall delegate development of the housing need allocation plan to the subregional entities, if the association and the subregional entities agree in writing to that delegation and the association ensures that the total regional housing need, by income category, is maintained.

(f) The association shall conduct a minimum of 14 public workshops to discuss the regional growth forecast and the methodology, including the factors, by which housing needs are proposed to be allocated to subregions, or, in the absence of a subregion, to individual jurisdictions. The workshops shall also present opportunities for jurisdictions and members of the public or relevant stakeholders to provide information to the association on local conditions and factors. Following the workshops, and concurrent with the adoption of its draft housing allocation plan, the association shall describe the following:

(1) The manner in which the plan is consistent with the housing, employment, transportation, and environmental needs of the region.

(2) The manner in which the methodology that produced the plan complies with subdivision (e) of Section 65584.04.

(3) The manner in which the information received in the public workshops was considered in the methodology used to allocate the regional housing need.

(g) Following the adoption of the draft housing allocation plan, a local government may request from the association or the delegate subregion, as applicable, a revision of its share of the regional housing need in accordance with the factors described in subdivision (d) of Section 65584.04, including any information submitted by the local government pursuant to subdivision

(d). The request for a revised share shall be based upon comparable data

available for all affected jurisdictions and accepted planning methodology, and shall be supported by adequate documentation. The association or delegate subregion, as applicable, shall establish a timeline for accepting and reviewing revision requests. However, revision requests shall not be accepted after the deadline for filing an appeal pursuant to subdivision (i). The association or delegate subregion shall respond to the request in writing no later than the close of the appeal process, and shall describe the rationale for its decision.

(h) Both the methodology and allocation process shall consider the factors listed under subdivision (d) of Section 65584.04 and promote the goals and objectives of subdivision (d) of Section 65584 and the regional transportation plan growth forecasting process to integrate housing planning with projected population growth and transportation. The association shall complete the final housing need allocation plan on or before June 30, 2007. It is the intent of the Legislature that the housing element update deadlines, as required under Section 65588, and as modified by the department under paragraph (2) of subdivision (a) of Section 65584.02, will not be extended. The association shall submit a report to the Legislature on or before March 30, 2007, describing the progress it has made in completing the final need allocation plan.

(i) A city or county may file one appeal of its draft allocation to the association, or a delegate subregion, pursuant to subdivision (e) of Section 65584.05, based upon any of the following criteria:

(1) The association or delegate subregion, as applicable, failed to adequately consider the information submitted pursuant to subdivision (d), or a significant and unforeseen change in circumstances has occurred in the local jurisdiction that merits a revision of the information submitted pursuant to that subdivision.

(2) The association or delegate subregion, as applicable, failed to determine the local government's share of the regional housing need in accordance with the information described in, and the methodology established pursuant to subdivision (f).

(j) A city or county shall not be allowed to file more than one appeal under subdivision (i), and no appeals may be filed relating to any adjustments made pursuant to subdivision (g) of Section 65584.05.

(k) The final allocation plan shall be subject to the provisions of subdivision (h) of Section 65584.05.

(l) The final allocation plan adopted by the association shall ensure that the total regional housing need, by income category, as determined under subdivision (c), is maintained. The resolution adopted by the association approving the final housing need allocation plan shall show how the plan:

(1) Is consistent with the objectives of this section and article.

(2) Is consistent with the pending update of the regional transportation plan.

(3) Takes into account the information provided to the association by its member jurisdictions and members of the public pursuant to subdivisions (d) and (f).

(m) This section shall remain in effect only until January 1, 2015, and as of that date is repealed, unless a later enacted statute, that is enacted before January 1, 2015, deletes or extends that date.

SEC. 3. This act is an urgency statute necessary for the immediate preservation of the public peace, health, or safety within the meaning of Article IV of the Constitution and shall go into immediate effect. The facts constituting the necessity are:

In order to allow the Southern California Association of Governments, at the earliest possible time, to develop a final allocation plan for distributing the existing and projected regional housing need to cities and counties within its jurisdiction on or before the June 30, 2007, deadline imposed under existing law, it is necessary that this act take effect immediately.

O